



23 Victoria Street, Dronfield, S18 1PL



23 Victoria Street

£235,000

Sensibly priced reflecting the need for some general updating is this spacious two double bed roomed semi detached house in a convenient location with the shops and supermarket nearby and access into Dronfield and its amenities.

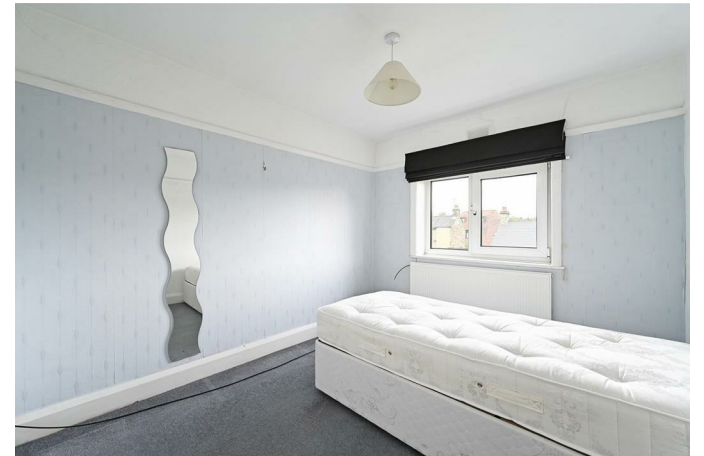
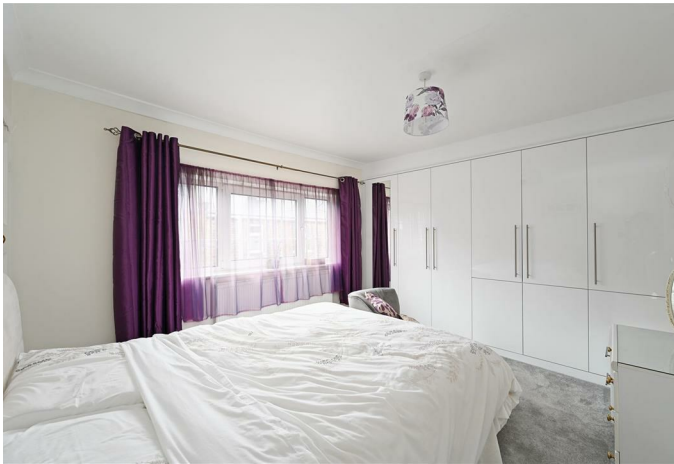
The property has been extended to the rear to provide an additional sun room which is advantageous to anyone needing that extra living space or those working from home. Benefitting from uPVC double glazing and gas central heating with a new Baxi boiler having been installed in November 2023 the accommodation briefly comprises: entrance hall with stairs rising to the first floor, generous lounge with feature fireplace, excellent dining kitchen with pantry a range of units and appliances and door to the sun room with WC. To the first floor are two double bedrooms (the main bedroom to the front having built in wardrobes along one wall) second double bedroom providing access to the partially boarded loft space and bathroom with separate bath and walk in shower.

To the rear of the property is a raised decked area directly from the sun room, steps down to the lovely lawned garden and summerhouse. The rear garden is very private. To the front of the property is off road parking for two vehicles.



- Sensibly priced two double bed roomed semi detached house
- Additional sun room and WC to the rear
- Surprisingly well proportioned and new Baxi boiler in November 2023
- Lovely rear garden with summerhouse
- Close proximity of the Civic Centre and Sainsburys
- No upward chain
- EPC: D
- Tenure: Freehold
- Council Tax Band: A





23 VICTORIA STREET

APPROXIMATE GROSS INTERNAL AREA = 79.0 SQ M / 850 SQ FT

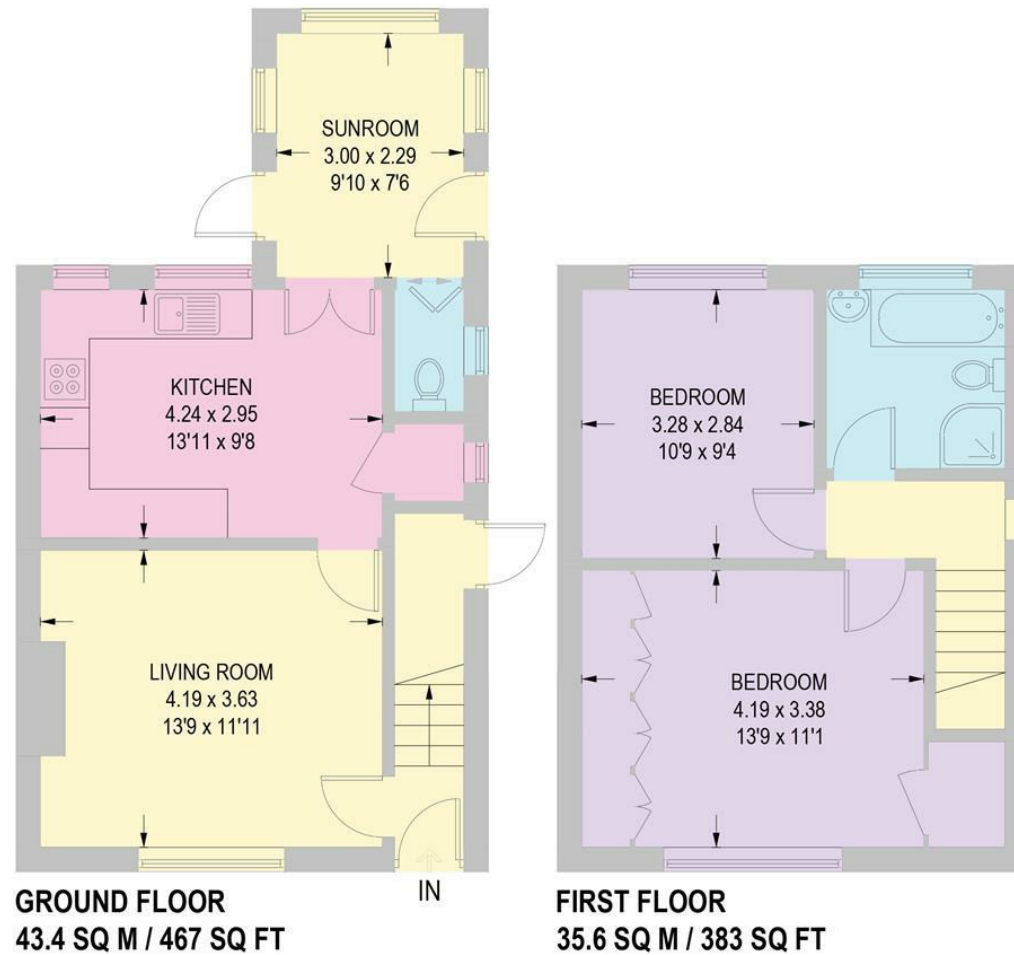


Illustration for identification purposes only, measurements are approximate, not to scale.

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